



CITY OF CHERRYVILLE

116 S. MOUNTAIN STREET

CHERRYVILLE, N.C. 28021

PHONE: 704-435-1709 FAX: 704-435-9933

E-MAIL: pgreen@cityofcherryville.com

REGULAR CITY COUNCIL MEETING

MONDAY JUNE 13, 2022 @ 6:00 PM

CHERRYVILLE COMMUNITY BUILDING

W. J. ALLRAN COUNCIL CHAMBERS

106 S. JACOB ST. CHERRYVILLE, N.C. 28021

- I. CALL TO ORDER: HONORABLE MAYOR H.L. BEAM III
- II. INVOCATION: PASTOR DR. BILL LOWE, FIRST PRESBYTERIAN CHURCH
- III. PLEDGE OF ALLEGIANCE
- IV. AGENDA APPROVAL **VOTE**
- V. APPROVAL OF MINUTES (See Agenda Materials) **VOTE**
 - A. CITY COUNCIL REGULAR MEETING MAY 9, 2022 pg.(s) 1-9
 - B. CITY COUNCIL REGULAR WORK SESSION MEETING MAY 31, 2022 pg.(s) 10-21
- VI. MAYOR'S COMMENTS
- VII. CITIZENS TO BE HEARD: CITIZENS THAT WISH TO SPEAK MAY DO SO BY COMING TO THE PODIUM AND STATING YOUR NAME AND ADDRESS BEFORE YOU SPEAK. COMMENTS WILL BE HELD TO 5 MINUTES PER PERSON. *(PLEASE SIGN UP WITH THE CITY CLERK AT THE MEETING BEFORE THE MEETING BEGINS)*
- VIII. CONSIDERATION OF PUBLIC HEARING RE: FY 2022 – 2023 PROPOSED BUDGET, CITY MANAGER BRIAN DALTON **VOTE**

- IX. CONSIDERATION OF PUBLIC HEARING RE: SPECIAL USE PERMIT FOR ANTHONY GROVE BAPTIST CHURCH, PLANNING & ZONING DIRECTOR ALEX BLACKBURN (See Agenda Materials) pg. (s) 22-40 **VOTE**
- X. CONSIDERATION TO ADOPT RESOLUTION DIRECTING THE CITY CLERK TO INVESTIGATE AN ANNEXATION PETITION (PARCEL ID# 161849 W. ACADEMY/SETTLERS LANDING) PLANNING & ZONING DIRECTOR ALEX BLACKBURN (See Agenda Materials) pg. (s) 41-52 **VOTE**
- XI. CONSIDERATION TO ADOPT RESOLUTION DIRECTING THE CITY CLERK TO INVESTIGATE AN ANNEXATION PETITION (PARCEL ID#'s 203078, 158391 AND A PORTION OF 203074 REQUA RD/CHERRYVALE) PLANNING & ZONING DIRECTOR ALEX BLACKBURN (See Agenda Materials) pg. (s) 53-65 **VOTE**
- XII. CONSIDERATION TO SET A DATE FOR A PUBLIC HEARING RE: PROPOSED TEXT AMENDMENT FOR RV PARK, PLANNING & ZONING DIRECTOR ALEX BLACKBURN (See Agenda Materials) pg. (s) 66-67 **VOTE**
- XIII. CONSIDERATION TO SET A DATE FOR A PUBLIC HEARING RE: PROPOSED TEXT AMENDMENT FOR BUILDING DESIGN STANDARDS, PLANNING & ZONING DIRECTOR ALEX BLACKBURN (See Agenda Materials) pg. (s) 68-72 **VOTE**
- XIV. CONSIDERATION OF AMENDMENT TO ZONING FEES, PLANNING & ZONING DIRECTOR ALEX BLACBURN (See Agenda Materials) pg. (s) 73-74 **VOTE**
- XV. CONSIDERATION OF FY 2022 – 2023 AUDIT CONTRACT, CITY MANAGER BRIAN DALTON (See Agenda Materials) pg. (s) 75-83 **VOTE**
- XVI. CONSIDERATION OF MAIN STREET CHAIR AND MEMBERS, DOWNTOWN DIRECTOR DAVID DAY (See Agenda Materials) pg. (s) 84-85 **VOTE**
- XVII. DISCUSSION OF FINANCIAL STATEMENT, CITY MANAGER BRIAN DALTON (See Agenda Material) pg. 86
- XVIII. OTHER BUSINESS
- XIX. ADJOURNMENT

*Providing exceptional service to our community
that inspires life to blossom*



**REGULAR CITY COUNCIL MEETING
MONDAY MAY 9, 2022 @ 6:00 PM
CHERRYVILLE COMMUNITY BUILDING
W. J. ALLRAN COUNCIL CHAMBERS
106 S. JACOB ST. CHERRYVILLE, N.C. 28021**

The Honorable Mayor H.L. Beam called the meeting to order at the community building in the W.J. Allran Council Chambers. Councilmember's Jill Puett, Gary Freeman, Jon Abernethy, and Malcolm Parker (joined meeting at 6:10 pm) were present. City Manager Brian Dalton, City Clerk Paige H. Green, City Attorney Palmer Huffstetler Jr., Planning & Zoning Director Alex Blackburn, Public Works Director Brandon Abernathy, Finance Director Dixie Wall, Asst. Fire Chief Colby Heffner, and Police Chief Cam Jenks were also present. No media coverage.

INVOCATION: PASTOR ZACK CHRISTY, FIRST UNITED METHODIST CHURCH:

Pastor Zach Christy gave the invocation.

PLEDGE OF ALLEGIANCE:

Everyone stood and recited the Pledge of Allegiance.

AGENDA APPROVAL:

Councilmember Abernethy made a motion to approve the agenda as written. Councilmember Freeman seconded the motion and the vote was unanimous.

APPROVAL OF MINUTES:

Councilmember Puett made a motion to approve the following minutes:

- A. CITY COUNCIL REGULAR WORK SESSION MEETING MARCH 29, 2022
- B. CITY COUNCIL BUDGET WORK SESSION MEETING APRIL 10, 2022
- C. CITY COUNCIL REGULAR MEETING APRIL 11, 2022
- D. CITY COUNCIL REGULAR WORK SESSION MEETING APRIL 26, 2022

Councilmember Abernethy seconded the motion and the vote was unanimous.

MAYOR'S COMMENTS:

“On April 12th our city hosted the first Gaston 2040 Vision meeting held at the City’s Community Building. Main Street Director David Day, Planning & Zoning Director Alex Blackburn, City Manager Brian Dalton and I were all in attendance. Sharon Padgett led the meeting which dealt primarily with transportation issues. All present were concerned that connections to all municipalities within our county should be a top priority.

The following day, City Manager Dalton and I attended the county’s Mayor/City Manager meeting in Lowell. All cities and municipalities within the county had representatives in attendance. Again, the main topic for discussion was the transportation between our cities. Our city was surprised during the meeting when Senior Planner for the Gaston-Cleveland-Lincoln MPO announced that after Mayor Beam’s concerns we posted on the period of comments on the internet, the Connect-Beyond Committee had decided to extend the Highway 279 corridor from Dallas to Cherryville as a new addition to the mass transit 12 county connection plans. Previously Cherryville had not been considered in this 12 county connection. This speaks volumes for our city.

On April 27, City Manager Dalton and I attended a luncheon meeting with county officials at the Cherryville Fire Department to discuss land development for a county industrial park in the Sunbeam Farm Area. County Commissioners Allen Fraley and Bob Hovis were in attendance as well as Gaston County EDC Director Donnie Hicks, Michael Beam, Ken and M’Shel Bowen and many other county representatives. Mr. Hicks stated that if an agreement can be made to purchase the land he would have no problem negotiating a tenant for certain portions of this 87 acres tract. At this time County Officials are waiting on a traffic impact analysis before further negotiations are possible

A meeting was held on April 28, in the conference room at City Hall between the City of Cherryville, Gaston County, and Piedmont Lithium to discuss the future of Piedmont Lithium with regards to both the county and the city. Public Works Director Brandon Abernathy, City Manager Dalton and I were present as well as County Commissioners Allen Fraley and Chad Brown, Gaston County EDC Director Donnie Hicks and Piedmont Lithium representatives Malissa Gordon. Water connections between the county and city discussed and Malissa Gordon stated that Piedmont Lithium at this point were still in the process of applying for permitting from the state of North Carolina. No definitive action was taken at this meeting and further studies will be made before any decisions are made.

Later that evening, City Manager Dalton and I took part in a joint virtual meeting between Gaston-Cleveland-Lincoln MPO and Charlotte Regional Alliance for Transportation. The meeting involved multiple counties about moving forward and working together to tackle future transportation issues.

Rehab Builders Inc. has been busy working on bids for rehabbing our historical museum. This company has been highly recommended for their work and had recently completed work on the old Gaston County courthouse in Dallas NC. The contractor is supposed to email our city manager a list of tasks he is going to work on and the cost of this work.

CITIZENS TO BE HEARD: CITIZENS THAT WISH TO SPEAK MAY DO SO BY COMING TO THE PODIUM AND STATING YOUR NAME AND ADDRESS BEFORE YOU SPEAK. COMMENTS WILL BE HELD TO 5 MINUTES PER PERSON. (PLEASE SIGN UP WITH THE CITY CLERK AT THE MEETING BEFORE THE MEETING BEGINS):

None.

CONSIDERATION OF PROCLAMATION FOR NATIONAL POPPY DAY, COUNCILMEMBER JILL PUETT:

Councilmember Puett read the following proclamation for National Poppy Day:



The Office of the Mayor

May 9, 2022

Expressing support for the designation of the May 28, 2022,

As “National Poppy Day” in honor of our fallen.

American Legion Unit 100 submitted the following proclamation; which was referred to the office of Mayor H.L. Beam for review.

PROCLAMATION

Expressing support for the designation of May 28, 2022 as “National Poppy Day” in Cherryville and recognizing the importance of honoring those that have worn our nation’s uniform; and

WHEREAS, poppies are worn and displayed as a symbolic tribute to our fallen and the future of living veterans and service members; and

WHEREAS, at the end of World War I, The American Legion adopted the poppy as a symbol of freedom and the blood sacrificed by troops in wartimes; and

WHEREAS, The use of the poppy symbolically comes from the poem In Flanders Fields, which movingly begins, “In Flanders Fields the poppies blow, between the crosses, row on row,” referring to the poppies that sprang up in the churned earth of battlefields across Belgium and France where soldiers died fighting; and

WHEREAS, The American Legion Family has long utilized the red poppy as its official flower, symbolizing the blood shed by those who have served in our U.S. Military. and The American Legion and American Legion Auxiliary, expand the meaning and symbolism of the poppy, mirroring the manner in which the poppy is symbolically showcased in England and Canada in celebratory fashion on their Remembrance Day, also known as Armistice Day and Poppy Day; and

WHEREAS, wearing a poppy will unite citizens from across the country who decide to show their patriotism; and

WHEREAS, May 28, 2022 would be an appropriate date to designate as “National Poppy Day”

NOW, THEREFORE, BE IT RESOLVED, that the Office of the Mayor

- (1) Supports the designation of May 28, 2022 as “National Poppy Day; and
- (2) Encourages all citizens, residents, and visitors in Cherryville to join in observing this day to honor every service member who has died in the name of liberty, freedom and democracy while also showing their support for living veterans, service members and their families.

Paige H. Green, CMC, NCCMC, City Clerk

H.L. Beam, Mayor

(SEAL)

CONSIDERATION OF PROCLAMATION FOR NATIONAL POLICE WEEK, CITY MANAGER BRIAN DALTON:

City Manager Brian Dalton read the following proclamation for National Police Week:



NATIONAL POLICE WEEK 2022

To recognize National Police Week 2022 and to honor the service and sacrifice of those law enforcement officers killed in the line of duty while protecting our communities and safeguarding our democracy.

WHEREAS, there are more than 800,000 law enforcement officers serving in communities across the United States, including the dedicated members of the Cherryville Police Department;

WHEREAS, since the first recorded death in 1786, more than 23,000 law enforcement officers in the United States have made the ultimate sacrifice and been killed in the line of duty, including 1 member of the Cherryville Police Department;

WHEREAS, the names of these dedicated public servants are engraved on the walls of the National Law Enforcement Officers Memorial in Washington, DC;

WHEREAS, 619 new names of fallen heroes are being added to the National Law Enforcement Officers Memorial this spring, including 472 officers killed in 2021 and 147 officers killed in previous years;

WHEREAS, the service and sacrifice of all officers killed in the line of duty will be honored during the National Law Enforcement Officers Memorial Fund's 34th Candlelight Vigil, on the evening of May 13, 2022;

WHEREAS, the Candlelight Vigil is part of National Police Week, which will be observed this year May 11-17;

WHEREAS, May 15 is designated as Peace Officers Memorial Day, in honor of all fallen officers and their families and U.S. flags should be flown at half-staff;

THEREFORE, BE IT RESOLVED that Cherryville Mayor and City Council will observe May 11-17, 2022, as National Police Week in Cherryville, and publicly salutes the service of law enforcement officers in our community and in communities across the nation.

H.L. Beam, Mayor

Paige H. Green, CMC, NCCMC, City Clerk

(SEAL)

CONSIDERATION OF SETTING A DATE FOR A PUBLIC HEARING RE: FY 2022 – 2023 PROPOSED BUDGET, CITY MANAGER BRIAN DALTON:

Councilmember Puett made a motion to set a public hearing date for Monday June 13, 2022 for consideration of the proposed FY 2022 – 2023 budget. Councilmember Abernethy seconded the motion and the vote was unanimous.

CONSIDERATION OF PUBLIC HEARING RE: REZONING 4233 OLD LINCOLNTON RD. CROUSE, NC 28033 (GIS PARCEL #300506), PLANNING & ZONING DIRECTOR ALEX BLACKBURN:

Councilmember Puett made a motion to enter into a public hearing. Councilmember Abernethy seconded the motion and the vote was unanimous.

Mr. Alex Blackburn approached the podium to share that Sonya G. Ivester and Anne G. Whisnant filled out an application on January 24, 2022, for a zoning classification change for 4233 Old Lincoln Rd., Crouse NC 28033. Mr. Blackburn explained that the request is to rezone the property from GMC Industrial to Residential R-40. He went on to say that, the planning board reviewed the recommendation of proposed change and approved the change. City Council set a public hearing date for May 9, 2022 for consideration of the rezoning.

Mayor Beam asked if any citizens would like to speak for or against the rezoning and there were none.

Councilmember Freeman made a motion to exit the public hearing. Councilmember Parker second the motion and the vote was unanimous.

Mayor Beam went over the Statement of Consistency below:



STATEMENT OF CONSISTENCY

CITY OF CHERRYVILLE REQUIREMENT OF SECTION 19.1.10 OF THE CITY OF CHERRYVILLE ZONING ORDINANCE

The Cherryville City Council, held a Public Hearing on: May 9, 2022 to consider Rezoning Parcel #300506. After the Public Hearing and discussion of the rezoning, the Council draws the following CONCLUSIONS:

1. It is the Council's CONCLUSION that, the proposed rezoning **IS** / **IS NOT** consistent with the City of Cherryville Land Use Plan adopted in August 2012.
 2. The Council finds the proposed rezoning **IS** / **IS NOT** reasonable and **IS** / **IS NOT** in the public interest. This conclusion is based on the following:
-

Ordered this 9th day of May 2022

H.L. Beam, Mayor

Paige H. Green, CMC, NCCMC, City Clerk

Councilmember Freeman made a motion to approve the Statement of Consistency and approve the rezoning of 4233 Old Lincolnton Rd. Crouse, NC 28033. Councilmember Abernethy seconded the motion and the vote was unanimous.

CONSIDERATION OF PROPOSED CEMETERY REVISIONS, CITY CLERK PAIGE GREEN:

City Clerk Paige Green shared that she held a cemetery meeting on May 4 and the board has several revisions that they would like to propose to council regarding the current cemetery policy. Mrs. Green explained that at the time the policy was adopted for the benches it was not made clear on what type of bench would be allowed in the cemetery. Below is the current policy regarding benches:

BENCHES:

Customers will purchase bench.

Space for bench in the City Cemetery will be \$400.00

City will meet with the family and choose where benches can be placed. If a bench is moved for any reason, the City of Cherryville will assume the benches property and resale the space.

After some discussion, the cemetery board agreed that the policy needed to be clear on what type of benches are allowed in the cemetery, so they are proposing adding the following for consideration:

BENCHES:

Customers will purchase bench **designed to hold cremains made of granite or marble to be approved by the city.**

Space for bench in the City Cemetery will be \$400.00

City will meet with the family and choose where benches can be placed. If a bench is moved for any reason, the City of Cherryville will assume the benches property and resale the space.

Mrs. Green also explained that the engraving fees for the 2x2 markers and the niche doors to the columbarium also needed to be revised. Mrs. Green explained that when the cemetery committee proposed a policy for the new section of the cemetery, the engraving fees were primarily for one cremains in a niche. However, every niche that has been sold has been for two

cremains and it seems couples are buying them. Mrs. Green went over the current fees and they are:

ENGRAVING FEES (LIMITED TO THREE (3) LINES)	\$ 250.00
All engraving will be of uniform design and inscriptions	
Additional engraving on original marker	\$ 190.00

Mrs. Green explained the engraving fees need to be revised to reflect two lines for an individual or four lines for double cremains. The cemetery board is proposing the following revision:

ENGRAVING FEES (LIMITED TO THREE (3) LINES)	\$ 250.00
Individual Cremains (Limit of two lines of engraving)	\$ 250.00
Double Cremains (Limit two lines per cremains of engraving)	\$ 500.00
All engraving will be of uniform design and inscriptions	
Additional engraving on original marker to be paid at the time of death only	\$ 190.00

Mrs. Green also shared that the additional engraving needs to be paid at the time of death only because prices change.

Councilmember Puett made a motion to approve the proposed revisions from the cemetery committee to the cemetery policy. Councilmember Parker seconded the motion and the vote was unanimous.

OTHER BUSINESS:

Mayor Beam shared that he had read a proclamation at Carolina Care Center earlier in the day for National Nursing Home Week.

Councilmember Freeman shared that the classes he was teaching at Gardner Webb University have ended and he would like to make a motion that the work session meetings resume at 5:30 starting May 31, 2022. Councilmember Puett seconded the motion and the vote was unanimous.

Councilmember Parker apologized for being late for the meeting.

City Manager Brian Dalton went over the financial statement.

City Manager Dalton also gave an update on West Gate Park stating that the city engineer is putting together a scope of work, and that will be advertised for bids as soon as it is ready.

Planning & Zoning Director Alex Blackburn approached the podium and asked for Council's consideration in setting a public hearing date for June 13, 2022. Mr. Blackburn shared that Anthony Grove Baptist Church has applied for a special use permit and the planning board recently met to discuss the permit. Mr. Blackburn explained that Rev. Dr. Bean and the congregation would like to have a daycare and elementary school operated inside their existing structures. The elementary school would be kindergarten through fifth grade.

Councilmember Freeman made a motion to set a date for a public hearing regarding a special use permit for Anthony Grove Baptist Church. Councilmember Abernethy seconded the motion and the vote was unanimous.

ADJOURNMENT:

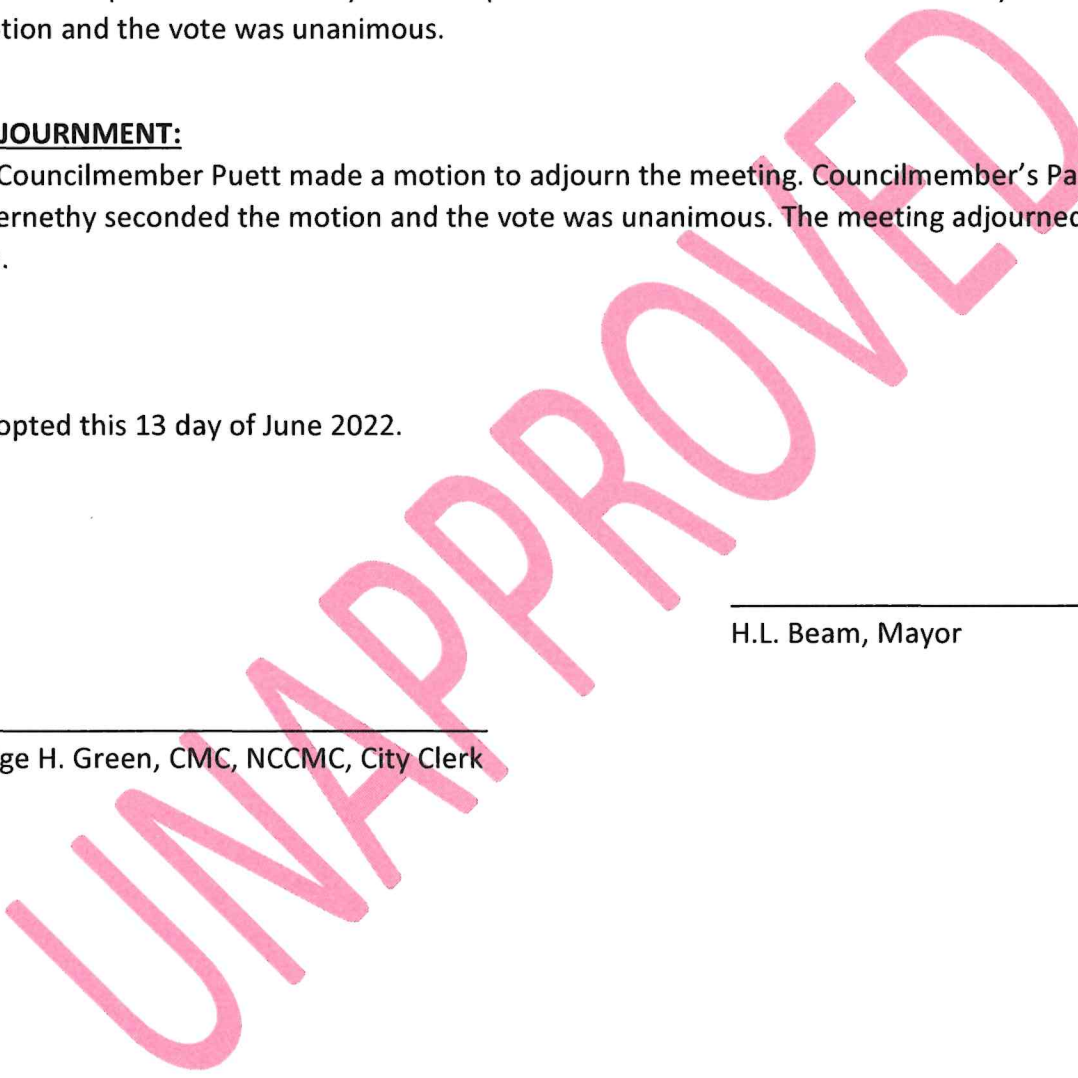
Councilmember Puett made a motion to adjourn the meeting. Councilmember's Parker and Abernethy seconded the motion and the vote was unanimous. The meeting adjourned at 6:37 pm.

Adopted this 13 day of June 2022.

H.L. Beam, Mayor

(SEAL)

Paige H. Green, CMC, NCCMC, City Clerk





REGULAR WORK SESSION MEETING
TUESDAY MAY 31, 2022 @ 5:30 PM
CHERRYVILLE FIRE DEPARTMENT
411 E. CHURCH ST. CHERRYVILLE, N.C. 28021

The Honorable Mayor H.L. Beam called the meeting to order. Councilmember's Gary Freeman, Malcolm Parker, and Jon Abernethy were present. Councilmember Jill Puett was not present. City Manager Brian Dalton, City Clerk Paige H. Green, City Attorney Palmer Huffstetler Jr., Police Chief Cam Jenks, Public Works Director Brandon Abernathy, Fire Chief Jason Wofford, Finance Director Dixie Wall, and Planning & Zoning Director Alex Blackburn were also present. Michael Powell of the Cherryville Eagle was present for media coverage.

ITEMS FOR DISCUSSION OR ACTION:

PRESENTATION FROM CHERRYVILLE ABC BOARD, BOARD MEMBER JR BEAM:

James Beam of the Cherryville ABC Board presented the City of Cherryville with a check for \$30,000 from alcohol sales.

DISCUSSION OF FY 2022 – 2023 PROPOSED BUDGET, CITY MANAGER BRIAN DALTON:

Mr. Dalton reminded everyone that the public hearing would be held June 13, 2022 for consideration of the proposed 2022 – 2023 budget.

DISCUSSION OF SPECIAL USE PERMIT FOR ANTHONY GROVE BAPTIST CHURCH, PLANNING & ZONING DIRECTOR ALEX BLACKBURN:

Planning & Zoning Director Alex Blackburn approached the podium to share that a public hearing will be held on June 13, 2022 for consideration of a Special Use Permit for Anthony Grove Baptist Church.

Mr. Blackburn shared that on Monday, March 21, 2022 he met with Rev. Dr. Dennis E. Bean and Trish Crocker regarding the possibility of opening a daycare and elementary school. Mr. Blackburn explained that that Anthony Grove would like to open the daycare and elementary school within the confines of the existing church building(s) located on the property. Anthony Grove submitted a Special Use Permit to Mr. Blackburn on Tuesday, April 5, 2022 by the Rev. Dr. Bean along with the request for the board to allow this into their April 18 meeting, upon the Planning Board voting to waive the 15-day submittal requirements in unanimous vote. This

application is requesting the ability of the church to utilize its current structures on the property as a day care and elementary school during the week.

On Monday, April 18, 2022, the Planning Board met and gave consideration of the Special Use Permit. The board voted unanimously to recommend the approval of the Special Use by the City Council.

DISCUSSION OF AMENDMENT TO ZONING FEES, PLANNING & ZONING DIRECTOR ALEX BLACKBURN:

Planning & Zoning Director Alex Blackburn asked for consideration to the following revised zoning fees listed below:

Mr. Dalton, please find the attached recommendations for updating the fee schedule in regards to the Planning and Zoning Department. Over the past few weeks, I have researched other municipalities within and around the Gaston County area to reference what other municipalities are charging for permits and other items relating to the department. I have also taken the liberty to add a few sections that, I feel, will allow for easier processing of permitting fees.

Fence Permit - \$25

Residential Remodel/No Expansion - \$50

Accessory Structure (Residential) - \$25 (12'x 12' or less) \$50 (if greater than 144 square feet)

Change of Use (Commercial) - \$100

Driveway Permit - \$25 Single Family/Two Family Dwelling

\$50 Subdivision entrance

Commercial Building - Less than 1,000 square feet = \$250

1,000 - 5,000 square feet = \$350

5,000 - 10,000 square feet = \$450

10,000+ square feet = \$450 + \$50 per additional 10,000 sq. ft.

At this time, we can also look at increasing the fees associated with rezoning and major subdivision reviews. Our current fee across the board for these (Rezoning, Variance, Appeals)

Subdivision Review/Approval) is set at \$250 and is the lowest in the county. If the Council so wishes, I would propose an increase to \$300-\$350 for the above-listed actions.

Zoning Map Amendment - \$250 to **\$300/\$350**

Zoning Text Amendment - \$250 to **\$300/\$350**

Variance Application - \$250 to **\$300/\$350**

Appeal Application - \$250 to **\$300/\$350**

Subdivision Review - \$250 to **\$300/\$350**

Subdivision Approval - \$250 to **\$300/\$350**

This will be on the June 13 agenda for consideration.

DISCUSSION OF APPLICATION FOR ANNEXATION REF: SETTLERS LANDING & REZONING FROM R-15 TO R-9, PLANNING & ZONING DIRECTOR ALEX BLACKBURN (HANDOUT):

Planning & Zoning Director Alex Blackburn shared that on May 15, 2022 he and City Manager Dalton met with Brandy Mercer, acting agent with the Bonar family. Mr. Blackburn explained that Oleg & Alena P. Bonar have requested a zoning classification change of R-15 to R-9 for the 29.9 acres on W. Academy Street. They have also requested a Voluntary Annexation Petition for this property. The Bonar's plan to build 81 single family homes on this property.

This will be on the June 13, 2022 agenda for consideration.

CONSIDERATION TO SET A PUBLIC HEARING DATE RE: PROPOSED CONDITIONAL USES FOR RECREATIONAL VEHICLE PARK AND RESIDENTIAL BUILDING DESIGN STANDARDS, PLANNING & ZONING DIRECTOR ALEX BLACKBURN:

Planning & Zoning Director Alex Blackburn approached the podium after handing out two proposed documents. Mr. Blackburn went over the document for Conditional Uses for Recreational Vehicle Park, and explained that he will presenting the proposed document to the planning & zoning board for consideration. Mr. Blackburn explained that the document would be coming to council for approval.

Mr. Blackburn shared that a citizen is interested in opening an RV Park and currently the City of Cherryville does not have an ordinance regarding RV Parks. Mr. Blackburn is proposing the ordinance below:

WILL ALSO NEED TO BE ADDED TO 7.1.2 (RURAL RESIDENTIAL-40) ZONING DISTRICT UNDER CONDITIONAL USES

**Conditional uses: 17. Recreational Vehicle Park or
Addition to Campgrounds found in 7.2.14**

13.5.7 RECREATIONAL VEHICLE PARK

The purpose of these regulations is to allow for the placement and growths of Recreational Vehicle Parks while maintain the health, safety, and general welfare standards of established residential and commercial areas in the Cherryville area.

Camping and Recreational Vehicle Parks shall be allowed pursuant to 7.1.17 with the additional standards outlined below;

- A. No Recreational Vehicle Park shall exist on a single parcel that is less than 3 acres in size.
 - 1. New Camping and Recreational Vehicles shall be located at least one (1) mile from any existing recreational vehicle park.

2. Density

- a. There shall be no more than 15 campsites per acre.
 - b. A setback of a minimum of twenty (20) feet shall be required to separate Recreational Vehicle locations.
- B.** All spaces for camping and recreational vehicles shall be located at least one-hundred (100) linear feet from any adjoining lot line. Where the lot line adjoins a public road right-of-way or street, the spaces shall be located at least fifty (50) linear feet from the property line.
- C.** The campground shall be sufficiently wooded to provide an opaque natural buffer between the campground, all adjacent lots, and all adjacent public roads at the time a certificate of occupancy is issued for the use.
- D.** Accessory uses, limited to usage by campground patrons, may include laundry facilities and the selling of convenience items (snacks, beverages, etc.).
- E. Screening**
- Screening of property shall abide by Section 5.2 in order to provide an opaque screening of the use from adjoining and adjacent properties. This is not to be counted as open space as outlined in subsection 13.5.7g (below).
- F. Roads and road access**
1. No recreational vehicle site shall have direct access to a public road. Rather, all recreational vehicle sites shall be accessible only from interior roads.
 2. Interior roads shall have a minimum width of twenty (20) feet and shall have a maximum length of one thousand (1,000) feet.
 3. Interior roads shall be made of an all-weather driving surface capable of supporting emergency vehicles in accordance with the Fire Apparatus Roads Standards in the North Carolina Fire Code.
 4. Each recreational vehicle site shall have an address posted thereon to distinguish it from other sites on the property.
- G. Open Space-** A minimum of 800 square feet of area per vehicle space must be provided for active or passive recreation such as but not limited to ball fields, tennis courts, swimming pools, clubhouses, etc.

This will be on the June 13, 2022 agenda for consideration of setting a public hearing date.

DISCUSSION OF MAIN STREET CHAIR AND MEMBERS, DOWNTOWN DIRECTOR DAVID DAY:

Downtown Director David Day approached the podium to share the following list of Main Street members and chair. Mr. Day shared that this would be on the agenda for June 13, for consideration. Below is the list that Mr. Day shared:

**Cherryville Main Street Program
2022/2023 Committees Nominees
for Cherryville City Council approval**

May 31, 2022

The following have been nominated by a unanimous vote from the Cherryville Main Street Board of Directors at our May 25th, 2022, meeting to serve on the 2022/2023 Main Street Program. We seek City Council vote on these members to serve.

Cherryville Main Street Chair - Donna Beringer – 2-year term.

Economic Vitality Team

Tina Clark 2-year term

John Rudisill 2-year term

Kathy Bumgarner 2-year term

Seth Hartman 2-year term

Amanda Owensby 1-year term (*filling a remaining term*)

Logan Buchanan (*Term not completed, not up for election this year*)

Design Team

Reggie Walker 2-year term

Linda Alexander 2-year term

Sherry Bingham 2-year term

Lacey Dellinger 2-year term

Hannah Garrett 1-year term (*filling a remaining term*)

Blair Beam (*Term not completed not up for election this year*)

Promotions Team

Angela Walker 2-year term

Pam McGinnis 2-year term

Paula Rupard 2-year term

Donna Beringer 2-year term

Bernice Harris 2-year term

Melanie Thornburg 1-year term (*filling a remaining term*)

Tina Feemster (*Term not completed not up for election this year*)

Remaining Main Street Board of Directors from City and City Council (Not up for election)

David Day – Downtown Director

Mary Beth Tackett – Director of Festivals and Events

Steve Panton – Marketing Coordinator

Brian Dalton – City Manager

Jill Puett – City Council appointed (January 2022)

Gary Freeman – City Council appointed (January 2022)

Advisory Boards 1 year term

Sandy Diskmuske

Screttia Hartman

Jill Puett

John Porter

Al Graves

Mark Upchurch

DISCUSSION OF CEMETERY PLOTS RE: RUTH T. HAYES PLOTS ROW Q - PLOT 37 A & B, CITY CLERK PAIGE H. GREEN:

City Clerk Paige Green shared that Terry Bame has asked about two plots that are beside his grandparents. Mr. Bame has asked about the use of the two plots numerous times and would like to purchase them from the current owner. Mr. Bame has talked to several citizens in town about the owner of the two plots and no one seems to know the owner. Mrs. Green explained that the owner of the two plots is Ruth T. Hayes, and Ms. Hayes purchased the plots in 1965. City staff has confirmed that no one has been buried in either plot. Mrs. Green went over a documented list of calls that have been made trying to locate Ruth T. Hayes. Many hours have been spent trying to locate Ms. Hayes and there has been no success.

City Attorney Palmer Huffstetler Jr., shared that the current Code of Ordinances states the following:

Sec.12-10. Reversion of title to city; publication of notice.

(a) When any cemetery lot or single grave openings shall remain without any interment therein for 20 years or more since the last cemetery deed therefor was issued or since the last interment therein, whichever is later, and the owner of record shall have died or is not a resident of the city, and the whereabouts of such record owner or any relative by blood, marriage or adoption of such owner is not known by any member of the council, the title to such cemetery lot or single grave openings shall revert to the city when the conditions of subsection (b) of this section have been complied with.

(b) The city council shall cause notice to be published once a week for four successive weeks in a newspaper, having a circulation in the city meeting the requirements of state law for publication of legal notice, a notice setting forth the conditions of subsection (a) of this section, designating the cemetery lot or single grave openings, and stating that title thereto will revert to the city if prior to the expiration of 30 days from the last date of publication the record owner or a relative by blood, marriage or adoption of such owner does not appear and confirm to the city their claim of ownership thereto. If after such publication such record owner or relative does not appear and confirm such claim of ownership thereto, title to such cemetery lot or single grave openings shall revert to the city.

(Code 1973, § 6-9)

After some discussion, Mayor Beam and the Council acknowledged that they do not know Ruth T. Hayes. Councilmember Parker made a motion to start the four-week legal publication in the Cherryville Eagle just as the Code of Ordinances says. Councilmember Abernethy seconded the motion and the vote was unanimous.

OTHER BUSINESS:

Councilmember Abernethy shared that he had received an email regarding speeders on Kenwood, Hawthorne and Spring Streets.

Police Chief Jenks said that he would put that area back on rotation.

Planning & Zoning Director Alex Blackburn is proposing a Non-Residential Building Design Standard Policy that will address materials, color, configurations, articulation, transparency, roof pitch form and height.

Below is a copy of the proposed policy that Mr. Blackburn shared.

Section 5.10 Non-Residential Building Design Standards

5.10.1 Purpose

- a) These standards are intended to promote the development of property with buildings that positively contribute to increasing property values, respond to long-term needs of changing users, prioritize connectivity and access for pedestrians, future transit opportunities, and vehicular requirements, and integrate with adjacent existing properties by maintaining context sensitive street frontages along the thoroughfares they border.

5.10.2 Applicability

- a) Requirements of this section shall apply to all new and/or expanding developments in the B-1, B-2, B-3, RO and GMC zoning districts, as well as any office and/or retail developments located in the Residential zoning districts. This section does not apply to warehouse or industrial buildings, and does not apply to detached, single family residential properties.
- b) Civic and Institutional buildings, such as schools, churches, and libraries, are signature community elements, and may be made exceptions to the requirements of the more regulated style of private development. However, appropriate designs for these types of structures is a crucial part of maintaining the image of the City; therefore, while civic and institutional buildings shall meet the following design regulations, exceptions may be provided administratively when the specific design circumstance is justified.

5.10.3 Architectural Standards

5.10.3.1 Materials and Color

- a) Building walls shall incorporate brick, stone, cast stone, formed concrete, stucco, concrete siding, EIFS, wood and wood materials designed and intended for use as an exterior finish material, or other long-lasting material over a minimum 75% of the surface area (excluding windows and doors). Exterior metal, aluminum siding, or vinyl siding shall be prohibited as a primary material.
- b) Building materials shall be similar to the materials already being used in the area, or if dissimilar materials are being proposed, other characteristics such as scale, proportion, form, detailing, color, and texture shall be used to ensure that the building relates to the rest of the neighborhood.
- c) Façade colors shall be of earth tone, muted, subtle, or neutral colors. Building trim may feature brighter colors as an accent material only, the use of fluorescent, dayglow, or neon colors shall be prohibited.

5.10.3.2 Configurations and Articulation

- a) The building façade shall have a clearly identifiable base, body, and cap with horizontal element separating these components. The component described as the body shall constitute a minimum of 50% of the total building height.

- b) No wall that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding forty (40) feet. All building walls shall include at least two of the following items:
 - i. Change in plane of at least twelve (12) inches in depth
 - ii. Change in texture or masonry pattern
 - iii. Windows
 - iv. Awnings and/or canopies, so long as they meet the following criteria;
 - 1. Must have a minimum of nine (9) feet clear height above the sidewalk and must have a minimum depth of three (3) feet.
 - 2. May extend into a required setback above private property; may extend into public right-of-way so long as it is no closer to 2 feet to the back of the curb of the street, nor shall it interfere with street trees, streetlights, or street signs.
- c) All sides, including the rear of the building shall include materials and design characteristics consistent with those of the front. Use of inferior or lesser quality materials on side or rear walls is prohibited.

5.10.3.3 Transparency

- a) Façades of all commercial structures shall incorporate windows and doors over a minimum percentage of the surface area of street fronting facades. Minimum percentages are outlined below.
 - i. Ground level of commercial uses: 30% of surface area minimum
 - ii. Ground level buildings over 25,000 square feet: 20% of surface area minimum
 - iii. Upper Story Transparency: 20% of surface area minimum
- b) In cases where a building has more than two facades fronting a street or primary travel way, the transparency requirement shall only be required on two facades based on pedestrian traffic and vehicular visibility.

5.10.3.5 Roof Pitch and Form

- a) Rooflines should consist of one or more sloped planes. However, flat roofs are allowed so long as they are concealed from view by a parapet wall of a minimum height of three (3) feet along all elevations of the building.

- b) Pitched roofs shall be clad in wood shingles, standing seam metal, corrugated metal, slate, architectural asphalt shingles, or similar, high-quality roofing materials as determined by the Administrator. Minimum roof pitch shall be 3/12.
- c) All rooftop mechanical and electrical equipment shall be completely screened from view from all public streets and adjacent properties.

5.10.3.6 Height

- a) Building height is specific to the zoning district as outlined in Part 7 of this Ordinance. Height Calculations and Exceptions can be found in Section 5.9 of this Ordinance.

5.10.4 Site Design Standards

5.10.4.1 Relationship of Building to the Street

- a) Building facades that front a street must extend parallel to the street. Main pedestrian access to the building shall be from the fronting street, with secondary access from the parking areas. Entrances to retail oriented buildings shall be at grade with fronting sidewalk. Corner buildings may have corner entrances.
- b) To the greatest extent practical, parking shall be placed to the side and/or rear of a building. In instances where this requirement is not practical, as determined by the Administrator, two rows of parking, not greater than 40% of the total amount of parking located on the parcel may be located between a commercial building and the street that is not located along. All additional off-street parking requirements can be found in Part 10 of this Ordinance.
- c) Drive-thru service windows shall be placed on the rear façade of the building. In no case shall a drive-thru window be located on the front façade. If a drive-thru window is to be located on a side of the building, it must be located on the least visible side from the fronting street.
- d) Loading and unloading areas shall be provided in accordance with Section 10.2 of this Ordinance. Loading/unloading areas shall be placed, to the greatest extent possible, to the rear of the structure and screened from view of any street or any residentially developed or residentially zoned property. In the event that a loading dock is necessary to support the proposed use, the loading dock shall be located to the rear of the structure and shall be screened from view of any street or any residentially developed or residentially zoned property.

5.10.4.2 Sidewalks

- a) A minimum of 8-foot-wide sidewalks are required with a minimum of 4 feet of landscaped buffer between sidewalk and edge of curb along Main Street. Bollards may be required at intersections to prevent unauthorized vehicles from accessing sidewalks. Subject to Administrators approval with regard to the *Cherryville Historic Central Business District.*

*to be proposed for approval at a later date.

- b) A minimum of 6-foot-wide sidewalks are required with a minimum of 3 feet of landscaped buffer between sidewalk and edge of curb along all other routes. Subject to Administrator approval.

5.10.4.3 Solid Waste Storage Area

- a) Solid waste containers shall be confined to an enclosed area that is screened on all sides. Solid waste storage areas shall be located to the rear or side of the structure. These areas shall be designed to complement the structure and should be constructed from materials that match the building. Solid waste storage areas shall not be located in any applicable planting yard and shall be screened from any street and/or residentially developed or residentially zoned property.

5.10.4.4 Landscaping, Screening, and Mechanical Appurtenances

- a) Screening and landscaping shall be provided in accordance with Section 5.2 and 5.3 of this Ordinance. In addition to these requirements, landscaping shall be provided along the length of the first 15 feet of the front yard. Such landscaped area shall consist of any combination of trees, shrubs, grass, or other decorative or vegetative ground cover provided, however, that a minimum of 1 canopy tree per 40 feet OR 1 understory tree per 25 feet of linear road frontage be planted. Understory trees shall be utilized where overhead utilities exist to minimize conflicts.
- b) Mechanical equipment, utility meters, storage areas, transformers, generators, and similar features or other utility hardware on the building, roof, or ground shall be screened from public view with materials similar to the structure or they shall be located so that they are not visible from any public view or adjacent property. In addition to design elements, landscape materials shall be used to provide additional screening and/or softening of equipment areas.

5.10.4.5 Installation of Infrastructure

- a) If a development is requiring the installation of utilities, curb and gutter, sidewalk, bike paths, or greenways, the infrastructure shall be extended along the full length of the property. For instance, if curb and gutter is required along a street frontage, it will be provided along the entire length of the frontage. Greenways and bike lanes, where required based on the adopted plans, will be located along the entire frontage of the

street, or along the full extent of the property, depending on the location of the infrastructure in relation to the site.

5.10.5 Alternative Designs

5.10.5.1 Conditional Zoning

- a) An applicant may request certain alternate designs to those that are required where such deviations may not meet the strict requirements of this Section 5.10, but clearly satisfy its purpose and intent. The City Council may, as part of a conditional zoning request, approve such alternative designs. Such approval must conform to the requirements of Section 19 of this Ordinance.

This will be on the June 13, 2022 agenda for consideration of setting a public hearing date.

City Manager Brian Dalton shared that the curbs on Main Street that were poured incorrectly, have been re-poured.

After some discussion about who was responsible for pouring them incorrectly, Mr. Abernathy stated that Sealands or Cardinals would be responsible for the cost of replacing them.

Mr. Dalton shared that Recil Wright will have plans for West Gate and a meeting will be held June 20, 2022 to start the bidding process.

ADJOURNMENT:

Councilmember Parker made a motion to adjourn the meeting. Councilmember's Abernathy and Freeman seconded the motion and the vote was unanimous. The meeting adjourned at 6:36 pm.

Adopted this 13 day of June 2022.

H.L. Beam, Mayor

Paige H. Green, CMC, NCCMC, City Clerk

(SEAL)

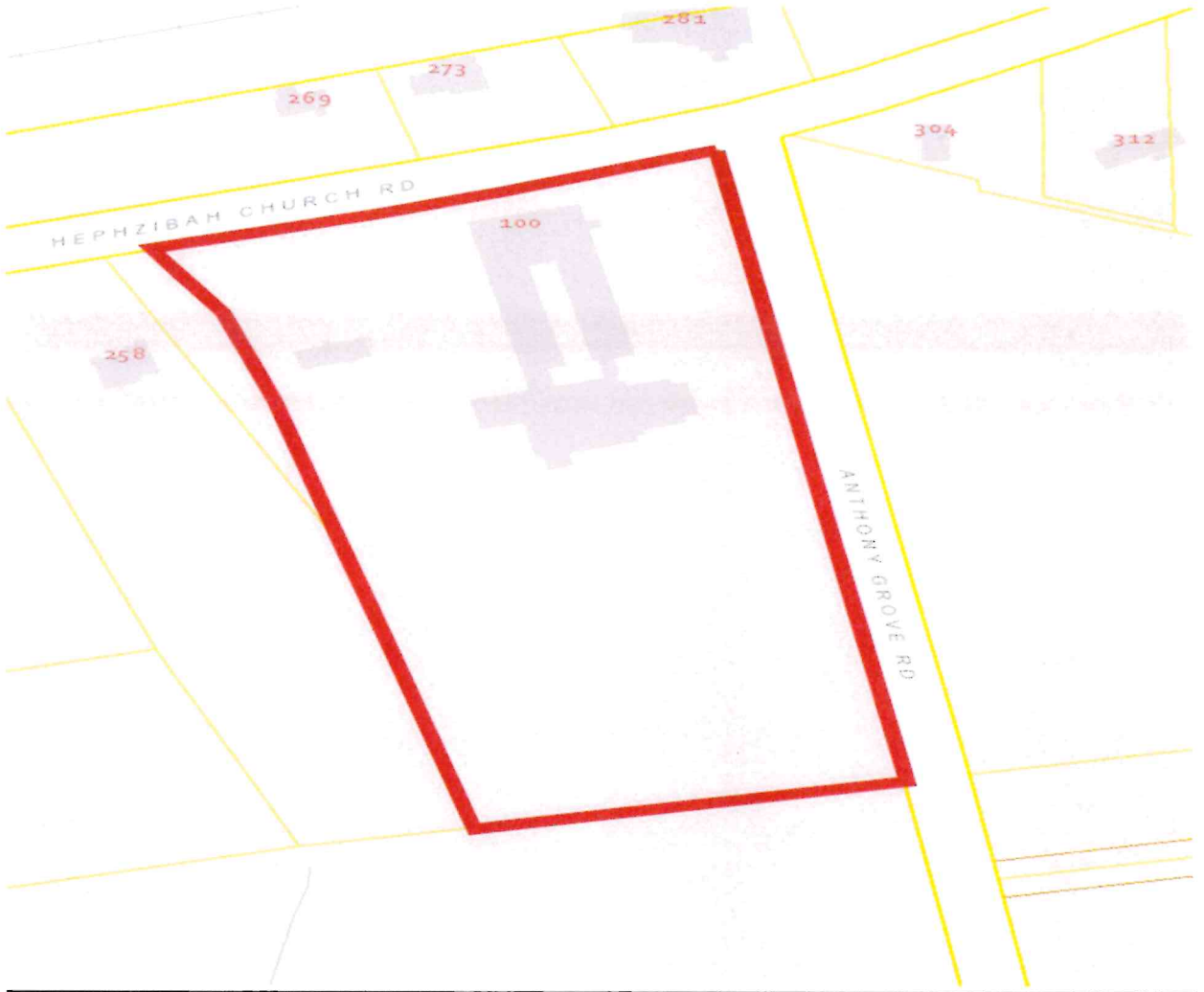
Special Use Case # 22-01

Applicant:	Anthony Grove Baptist Church
Property Owner(s):	Anthony Grove Baptist Church
Property Location:	100 Anthony Grove Road
Property Size:	8.61 Acres
Current Zoning:	Rural Residential-40 (R-40)
Proposed Request:	Special Use for Daycare/School

Description:

On Monday, March 21, 2022 I met with Reverend Dr. Dennis E. Bean and Trish Crocker regarding the possibility of opening a daycare and elementary school within the confines of the existing church building(s) located on the property listed above. An application for a Special Use Permit application was submitted to me on Tuesday, April 5, 2022 by the Rev. Dr. Bean along with the request for the board to allow this into their April 18th meeting, upon the Planning Board voting to waive the 15 day submittal requirements in unanimous vote. This application is requesting the ability of the church to utilize its current structures on the property as a day care and elementary school during the week.

On Monday, April 18, 2022 the Planning Board heard for consideration the case outlined below and voted unanimously to recommend the approval of the Special Use by the City Council.





Process:

Staff received the application and scheduled the Special Use Permit request to be reviewed at the next available Cherryville Planning Board meeting.

- April 5, 2022 Staff received application and reviewed for completeness.
- April 18, 2022 Planning Board to consider request before submitting suggestion to the Cherryville City Council.
- May 9, 2022 City Council to schedule a Public Hearing for June 13, 2022.
 - May 19, 2022 - Staff to post notification signs on property.
 - Staff to publish notice in newspaper (The Eagle) once a week for two (2) consecutive weeks, the first notice to be published not less than ten (10) days nor more than twenty-five (25) days prior to the public hearing.
 - June 1, 2022
 - June 8, 2022

- May 19, 2022 - Placement of notice in the Cherryville City Hall front Lobby.
- May 19, 2022 - Notice mailed to applicant(s), property owner(s), and to all contiguous property owners.
- June 13, 2022 City Council to hold Public Hearing in a quasi-judicial manner.

Meeting Dates:

- March 21, 2022 Meeting with applicants and City Staff
- April 5, 2022 Received Application
- April 18, 2022 Planning Board to consider SUP 22-01
- May 9, 2022 City Council to schedule Public Hearing
- June 13, 2022 Public Hearing

Purpose of Conditional/Special Use Permit:

There are many uses identified within the Rural Residential-40 (R-40) zoning district listed as “by right uses” in each general zoning district subject to the use meeting certain area, height, yard and off-street parking and loading requirements. In addition to these uses, there are some uses in these districts that are “conditional/Special Uses” and are subject to the issuance of a Special Use Permit. The purpose of having a conditional use is to ensure that these uses are compatible with surrounding development and are in keeping with the purposes of the general zoning district in which they are located.

Rural Residential-40 (R-40) Zoning District

This district is intended to accommodate low-density residential and agricultural uses in fringe areas of the zoning jurisdiction which generally are non-intensely developed. This district is established to accommodate low density development where public utilities are non-existent or partially existent, and to accommodate greater densities where services are present, therefore, density levels are variable to the existence of such facilities. The continuance of agricultural operations is encouraged within this district. Under certain circumstances certain conditional “special” uses may be allowed depending upon facilities to support such uses, compatibility with existing and proposed surrounding development, and other criteria set forth in this Ordinance.

Per the City of Cherryville Zoning Ordinance Part 7, Section 7.1.2 Conditional Uses

The following uses may be permitted after a conditional use permit has been issued by the City Council in accordance with Part 13 of this Ordinance.

4. Churches having a seating capacity in excess of four hundred (400) seats. Day care centers or schools located within any church.

Per §7.1.4(f) and §7.1.4(g) “Churches” and “Schools – elementary or secondary/public or private”

Screening, as provided in Section 5.2 of this Ordinance, shall be required for the following uses and for all other circumstances required by 5.2.1 of this Ordinance.

Per §5.2 Screening

The intent of these screening requirements shall be to create a screen between zoning districts and other zoning districts or to screen certain uses in order to minimize potential nuisances such as the transmission of noise, dust, odor, litter, and glare of lights; to reduce the visual impact of unsightly aspects of adjacent development; to provide for the separation of spaces; and to establish a sense of privacy. Any screening required under this Section shall materially screen the subject use between the ground level and the height of the required screening from the view of the adjoining property.

Staff Comments:

This property is currently bordered on three sides by the Rural Residential-40 zoning district, which are occupied by residential uses (single family dwellings). The property to the rear (south) is located in the General Manufacturing and Commercial zoning district and is undeveloped fields.

Conditions Recommended:

- The use shall conform to all Local, State, and Federal regulations.

April 18th mtg



CITY OF CHERRYVILLE SPECIAL USE PERMIT (SUP) APPLICATION

Application Number: _____ Date of Application: April 5, 2016

Applicant Information:

Name: Anthony Grove Baptist Church

Address: 100 Anthony Grove Rd

Telephone: _____ Home: 701-435-1601 Cell: _____

Property Information:

Property Location: 100 Anthony Grove Rd Crouse, NC

Gaston County Tax Book: 3498 Page: 119 Parcel ID# 225 126

Deed Book: 4860 Page: 2012

Existing Use: Sunday School Classes Proposed Use: Christian School Classes - kindergarten - phase 1

Property Size:	6,000 sq. foot	- day care - preschool	9,557 acres
	6,000 sq. foot	- Sunday School + offices	
	6,120 sq. foot	- fellow recreation	
	15,126 sq. foot	- sanctuary	

(Sq. Ft. / Acres)

Is a Rezoning application being submitted with the CUP application?

YES OR NO (circle)



CITY OF CHERRYVILLE
SPECIAL USE PERMIT (SUP) APPLICATION
Other Required Information (attach the following)

A preliminary site plan shall be submitted along with the application to the Zoning Administrator for review. Said site plan shall contain the following:

1. Name, address, and phone number of the applicant and the property owner (if different than the applicant), deed book and page number of the property description.
2. A scaled boundary survey showing the total acreage, present zoning classification (s), date and arrow north.
3. The owner's names, addresses, tax parcel numbers, and existing land uses of all adjoining properties.
4. All existing easements, reservations, and right- of- ways on the properties.
5. Proposed primary circulation patterns showing locations and arrangements of access points to nearby streets.
6. The proposed location of buildings and total square footages.
7. Buffering and landscaping plans at all front, rear, and side yards.
8. Proposed phasing of the development.
9. Other information offered by the applicant(s) or requested by the Planning Board of the City Council such as what your business hours will be, the details of the nature of the business you intend to conduct IF the CUP is granted for the location.

I, the undersigned owner or authorized representative, hereby submit this application with the attached information. The information and documents provided are complete and accurate to the best of my knowledge.

Rev. Dr. Dannie E. Bean 4-4-2022
Signature of Owner or Authorized Agent Date

Anthony Grove BAPTIST CHURCH

100 Anthony Grove Road • Crouse, NC • 28033
(704) 435-6001 • Fax: (704) 435-6055 • email: anthonygrovebc@bellsouth.net • website: www.anthonygrove.com

April 4, 2022

Dear Council,

We at Anthony Grove Baptist Church are seeking a special use permit to allow a Christian School using our current facilities. We currently have two educational wings and a recreation and fellowship building, and a sanctuary that we use every week for Christian ministries. And we have Bridge of Hope Day Care and Preschool that meets Monday through Friday from 6:am to 6:00 PM. Our current membership and visitors are over 1,700 people. We have no problems accommodating the current membership. We believe God wants us to meet a need of a Christ centered, Biblically based Christian School for our area. We propose using the current facilities we have that are being used for Sunday School and discipleship classes to be used for Christian School classes. We want to begin with Kindergarten this fall and add a grade each year through 5th grade. We hope that by the time we have added those grades that at future date we will add another building that will accommodate 6th through 12th grade. Thank you for your consideration.

In Christ Service,



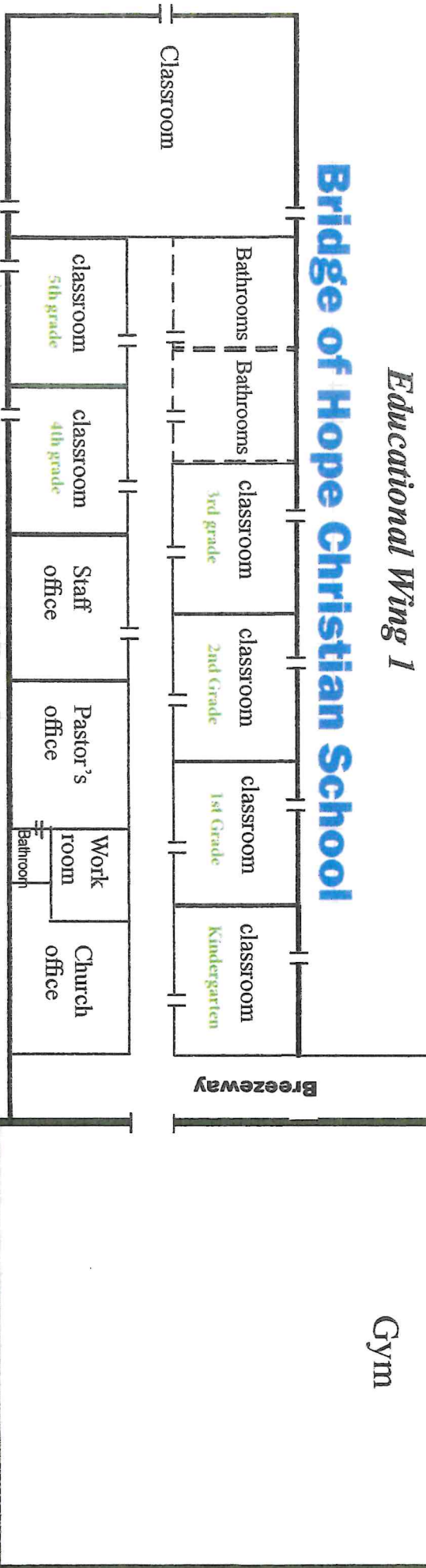
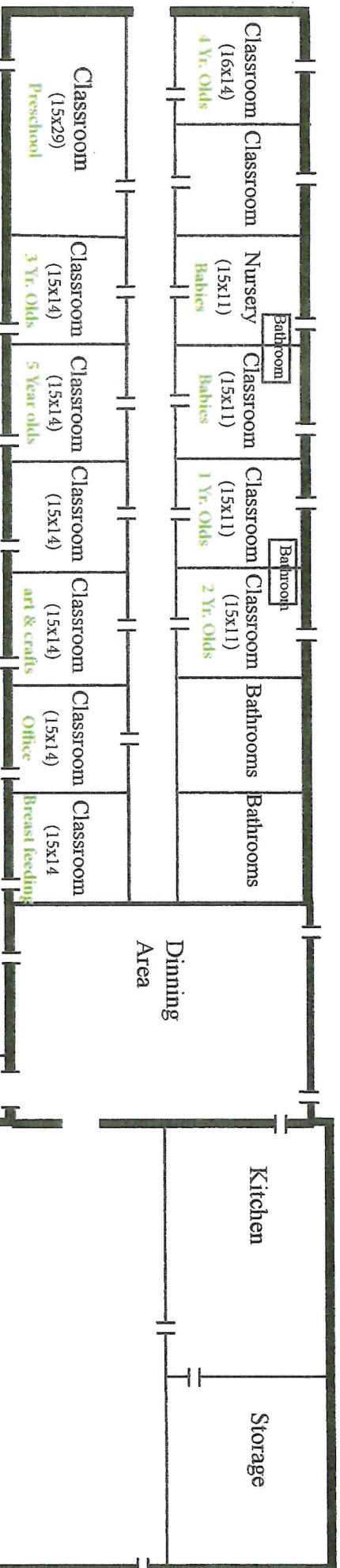
Dr. Dennis E. Bean

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Dr. Dennis E. Bean, Senior Pastor • 1423 Freedom Mill Road • Gastonia, NC • 28052
Home: 704-867-8474 • Fax: 704-867-0180 • Email: dennisbean@mac.com

Anthony Grove Baptist Church Educational Property

Bridge of Hope Day Care & Preschool

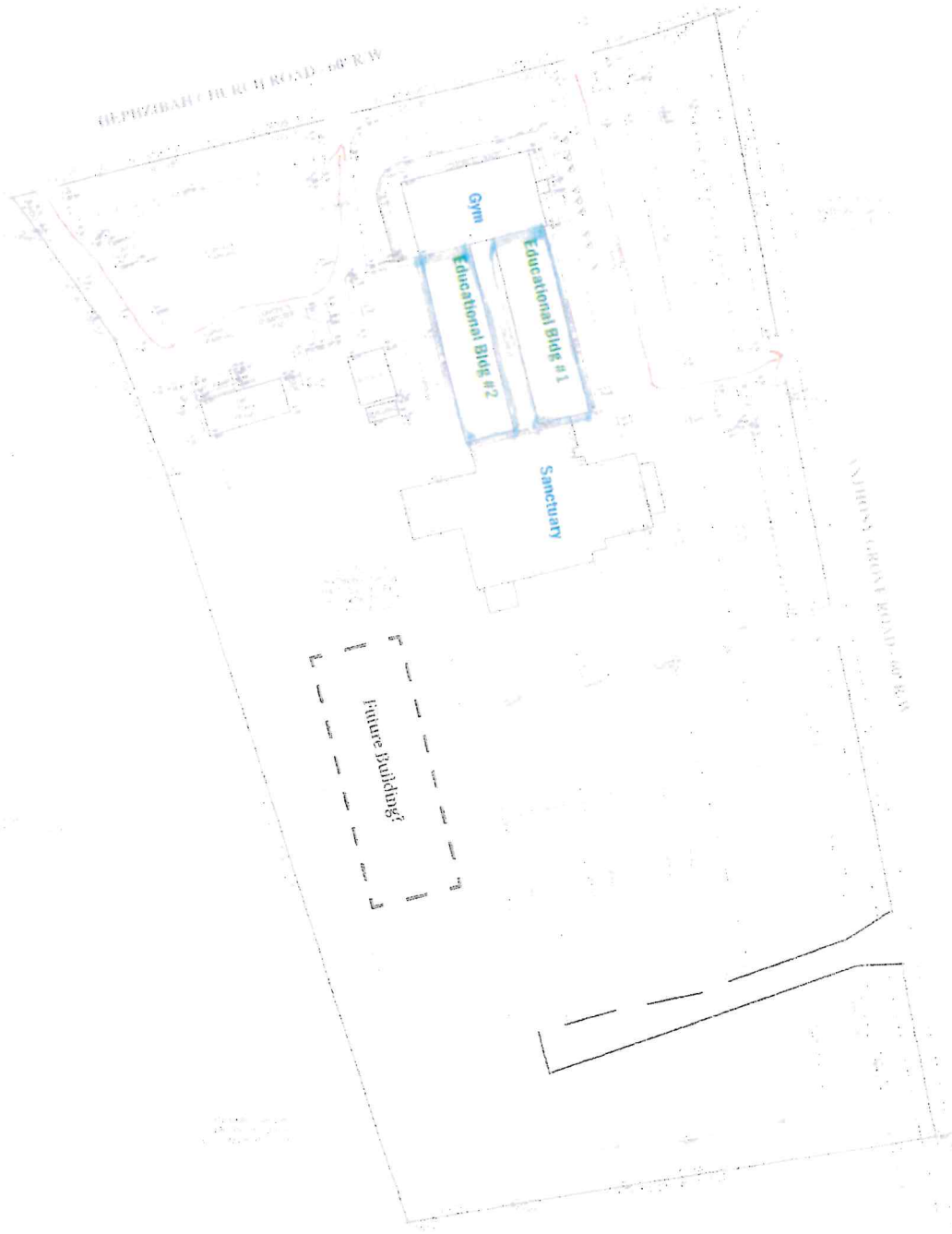


Arial View of the Property ¹

¹ Source: GIS Gaston County

<https://gis.gastongov.com/PictometryApp/Default.aspx?X=1304912.6601634973&Y=608099.9101345083>







SPECIAL USE PERMIT FINDINGS OF FACT


PROPERTY LOCATION: 100 Anthony Grove Road, PID # 225126

USE: Church housing more than 400 seats and inclusion of a daycare and elementary school within existing structures.

FINDINGS OF FACT

	YES	NO
1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan, and	<u>All</u>	___
2. The use meets all required conditions and specifications, and	<u>All</u>	___
3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity, and	<u>All</u>	___
4. The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Cherryville Land Development Plan.	<u>All</u>	___

After having considered the request on April 18, 2022 and in light of the Finding of Fact listed herein, the following action was recommended to the Cherryville City Council: (~~Denial, Approval~~, or **Approval with Conditions**)


Chairman Ed Yount

4.18.22
DATE


Planning Director Alex Blackburn

Adjoining Property Identification

North:

Life and Truth Baptist Church
281 Hephzibah Church Rd
Crouse, NC 28033

Danny W. Wright
P.O. Box 148
Crouse, NC 28033

Life and Truth Baptist Church
P.O. Box 1698
Lincolnton, NC 28093

Danny W. Wright
269 Hephzibah Church Rd
Crouse, NC 28033

Doyle Tyson Houser
273 Hephzibah Church Rd
Crouse, NC 28033

West:

Maria E. Cruz
258 Hephzibah Church Rd.
Crouse, NC 28033

South:

Michael N Beam Trust
P.O. Box 4148 MAC G0128-021
Atlanta, GA 30302

LINDA B BEAM AMND RSTD REV TR
868 CHURCH ST N FL 2 ,
CONCORD, NC 28025-4350

East:

George Allen Bennett
2552 Lincolnton Hwy.
Cherryville, NC 28021

George Allen Bennett
340 Hephzibah Church Road
Crouse, NC 28033

George Allen Bennett
304 Hephzibah Church Rd.
Crouse, NC 28033

Notice of Public Hearing

The City of Cherryville's City Council will hold an Evidentiary Hearing at their regularly scheduled meeting on Monday, June 13, 2022, at 6:00 p.m. at the Cherryville Community Center, 106 S Jacob Street Cherryville, NC 28021.

The purpose of this hearing will be to consider a Conditional/Special Use Permit for allowing a Day Care/Elementary School within the church located at 100 Anthony Grove Road, Crouse, NC 28033. PID # 225126.

Case # SUP22-01



For further information, please contact Alex Blackburn, Planning Director, at 704-435-1705.

Two Signs placed on property along Anthony Grove Road and Hephzibah Church Road on May 19, 2022.





ZONING

NOTICE OF PUBLIC HEARING
CITY OF CHERRYVILLE

HEARING DATE
JUNE 13, 2022

FROM: **SPECIAL USE 22.01**

TO:

6:00 PM IN THE
COMMUNITY BUILDING
108 S. JACOB STREET
CONTACT INFORMATION:
CHERRYVILLE ZONING OFFICE
AT 704-433-1705





ZONING

**NOTICE OF
PUBLIC HEARING
CITY OF CHERRYVILLE**

FROM: SPECIAL USE 22 01	HEARING DATE: JUNE 13, 2022
TO: [REDACTED]	@ 6 PM IN THE COMMUNITY BUILDING 106 S. JACOB STREET
	CONTACT INFORMATION: CHERRYVILLE ZONING OFFICE AT 704-435-1705

